

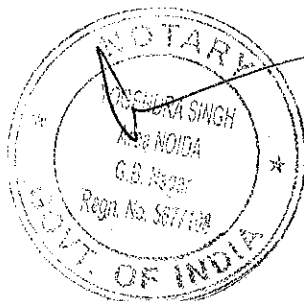


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This Stamp Paper is an integral Part
of Form B for the Project in the name
of ATS Kingston Heath.

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FORM B

[See Rule 3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. **Getamber Anand**, duly authorized by the promoter of the proposed project, vide its Board Resolution dated 16th February, 2021.

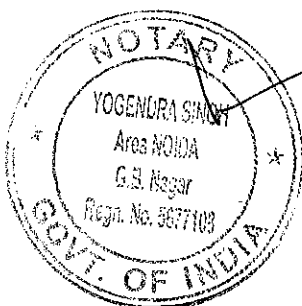
I, **Getamber Anand**, Director of **Celerity Infrastructure Private Limited** ("Promoter"), of the proposed project **ATS Kingston Heath** do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project is proposed.

AND

A legally valid authenticated copy of lease deed of such land is enclosed herewith.


2. That details of encumbrances including details of any rights, title, interest or name of any party on or over such land, along with details is given in Annexure- A attached.
3. That the time period within which the project shall be completed by me/promoter is 84 months from the project start date.
4. That seventy per cent of the amounts realised by the promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the Project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.



A handwritten signature in black ink, appearing to be 'Getamber Anand'.

GA


7. That the promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.
11. I declare that the PAN: AAFCC5331C, CIN: U70102DL2014PTC262972 uploaded on website is correct and both are of promoter. I also declare that all other documents submitted are correct. If any information, document including details of payment made as fee etc are found misled or wrong, the authority may reject the registration.

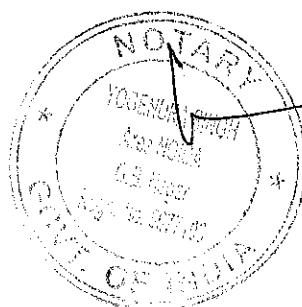

Deponent
Getamber Anand

Verification

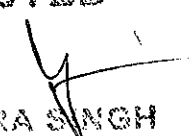
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at NOIDA on this 26th day of March 2021


Deponent
Getamber Anand



ATTESTED


YOGENDRA SINGH
NOTARY NOIDA
G.B. Nagar (U.P.) INDIA

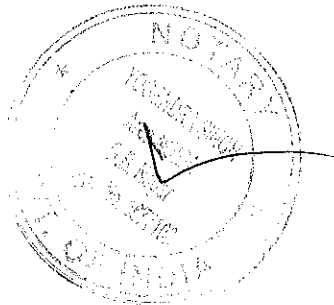
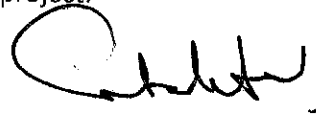
26 MAR 2021

Annexure-A

DETAILS OF ENCUMBRANCES

A mortgage/charge has been created in favour of Security Trustee namely **IDBI TRUSTEESHIP SERVICES LIMITED**, a company registered under the Companies Act, 1956 with CIN U65991MH2001GOI131154, with its registered office at the Asian Building, Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai - 400001, India on the residential project over a land parcel admeasuring 1,29,701.81 Sq. Mtrs. (32.05 Acres) comprised of plots bearing numbers SC-01/C (18,000 Sq. Mtrs.), SC-01/C-A2 (12,000 Sq. Mtrs.), SC-01/C-A4 (8,000 Sq. Mtrs.), SC-01/C-A6 (14,000 Sq. Mtrs.), SC-01/C-A11 (22,400.84 Sq. Mtrs.) and SC-01/C-A12 (55,300.97 Sq. Mtrs.), situated in Sector 150, Noida as part of Scheme 2010-2011 (Sports City-II), NOIDA for securing of term loan to the extent of Rs. 400 Crores in various tranches for part financing the development/ construction cost of the project in the name of "ATS Pristine Golf Villas".

Hence, the land area on which project ATS Kingston Heath is being developed has been encumbered above. No loan has yet been taken for this project.



CELERITY INFRASTRUCTURE PRIVATE LIMITED

R/o: 711/92, Deepali, Nehru Place New Delhi-110019

CIN: U70102DL2014PTC262972; Email ID compliances@atsgreens.com

CERTIFIED COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS ("BOARD") OF CELERITY INFRASTRUCTURE PRIVATE LIMITED ("COMPANY") ON TUESDAY ON 16TH DAY OF FEBRUARY, 2021 AT 10:00 A.M AT REGISTERED OFFICE OF THE COMPANY SITUATED AT 711/92, DEEPALI, NEHRU PLACE, NEW DELHI 110019

AUTHORISATION FOR REGISTRATION UNDER RERA

"RESOLVED THAT any Director of the Company, be and are hereby severally authorized to apply for registration of the Project in the name of 'ATS Kingston Heath' under the Real Estate (Regulation and Development) Act, 2016 ("RERA"), and to sign, verify and submit all the necessary documents, undertakings, affidavits, statements, replies, counter replies, both verbal and documentary and in general to do all such acts and things as may be necessary or incidental thereto."

Certified True Copy
For CELERITY INFRASTRUCTURE PRIVATE LIMITED

Certified True Copy
For CELERITY INFRASTRUCTURE PRIVATE LIMITED

Getamber Anand
Director
DIN-00120610
Add: C-226, Sector 44,
Noida- 201301 UP

Udaivir Anand
Director
DIN- 08572352
Add: C-226, Sector 44,
Noida- 201301 UP